



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

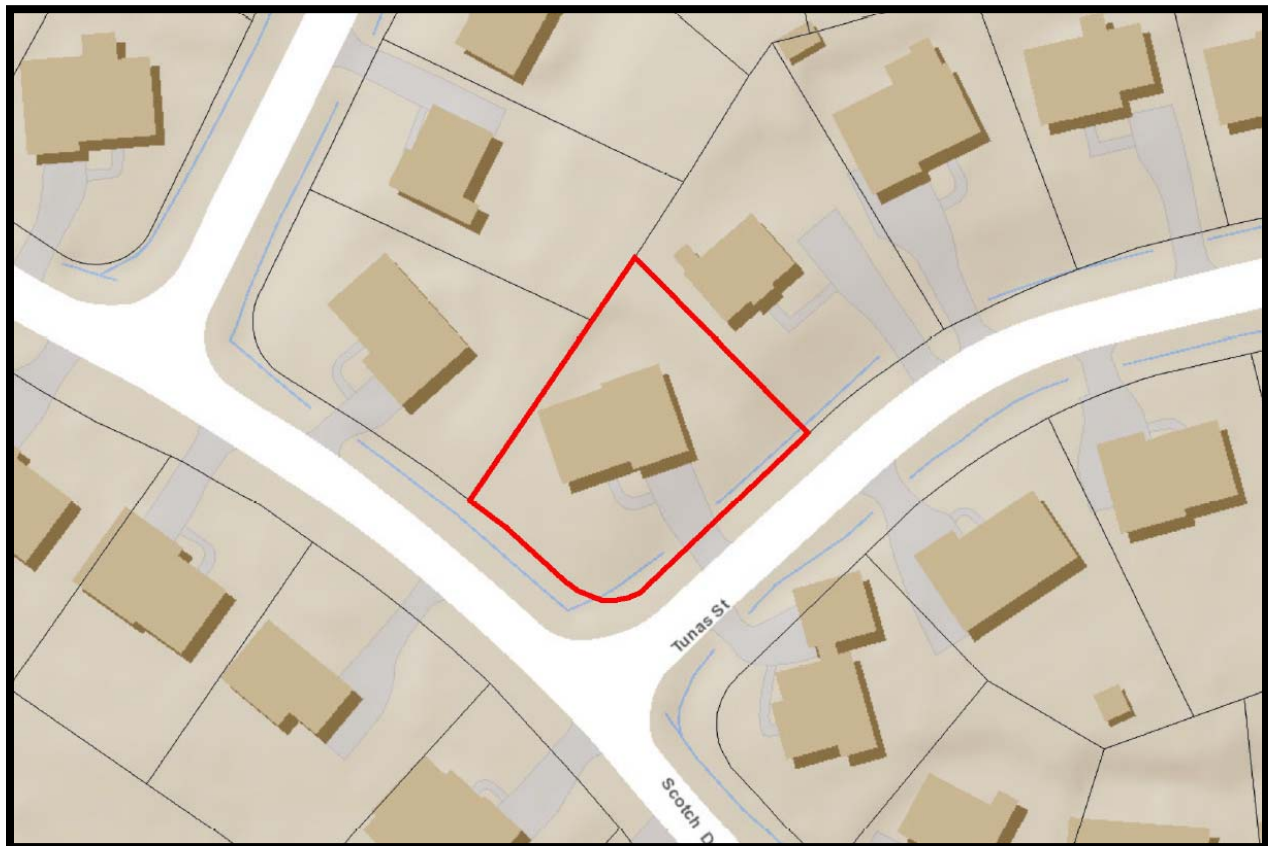
**Case File:** A-121-17

**Property Address:** 3401 Tunas Street

**Property Owner:** Edward Constantine

**Project Contact:** Deborah Constantine

**Nature of Case:** A request for a 4.6' rear yard setback variance from the requirements set forth in Section 2.2.1. and Section 1.5.4.D.1.a. of the Unified Development Ordinance to convert an existing deck into a covered porch that results in a 16.4' rear yard setback on a .22 site zoned Residential-4 and located at 3401 Tunas Street.



**3401 Tunas Street – Location Map**

To BOA: 11-13-17

Staff Coordinator: Eric S. Hodge, AICP

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**ZONING  
DISTRICTS:** Residential-4



### 3401 Tunas Street – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-4

**Lot Dimensions**

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

**Yard Type**                      **Minimum Setback (Principal Bldg)**

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

**Yard Type**                      **Minimum Setback (Accessory)**

Primary Street	50'
Side Street	20'
Side	5'
Rear	5'

**Sec. 1.5.4.d.1.a.** Porches (raised structures attached to a building forming a covered entrance) may extend up to 9 feet, including the steps, into a required setback, provided that such extension is at least 3 feet from the vertical plane of any lot line.



# Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>We are requesting a variance of 4.6 foot variance to allow for a porch to encroach into the rear yard setback</p>	<p>Transaction Number</p> <p>A-121-17</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	

GENERAL INFORMATION			
Property Address		Date	
3401 Tunas Street Raleigh, NC <sup>27616</sup>		10/4/17	
Property PIN	Current Zoning		
Nearest Intersection			Property size (in acres)
Tunas Street + Scotch Drive			
Property Owner	Phone	Fax	
Edward + Deborah Constantine	919-606-5627		
Owner's Mailing Address	Email		
3401 Tunas Street Raleigh, NC <sup>27616</sup>	deborahconstantine@gmail.com		
Project Contact Person	Phone	Fax	
Deborah Constantine	919-606-5626		
Contact Person's Mailing Address	Email		
3401 Tunas Street Raleigh, NC <sup>27616</sup>	deborahconstantine@gmail.com		
Property Owner Signature	Email		
Edward Constantine Deborah Constantine	deborahconstantine@gmail.com		
Notary	Notary Signature and Seal		
Sworn and subscribed before me this <u>6<sup>th</sup></u> day of <u>October</u> , 20 <u>17</u>	<p>Meekce</p> <p>MAHA DAHIR</p> <p>NOTARY PUBLIC</p> <p>WAKE COUNTY, NC</p> <p>My Commission Expires 5-13-2020</p>		

AS RECORDED IN MAP BOOK 1992 VOL. --- PAGE 25

OF THE WAKE COUNTY REGISTRY.

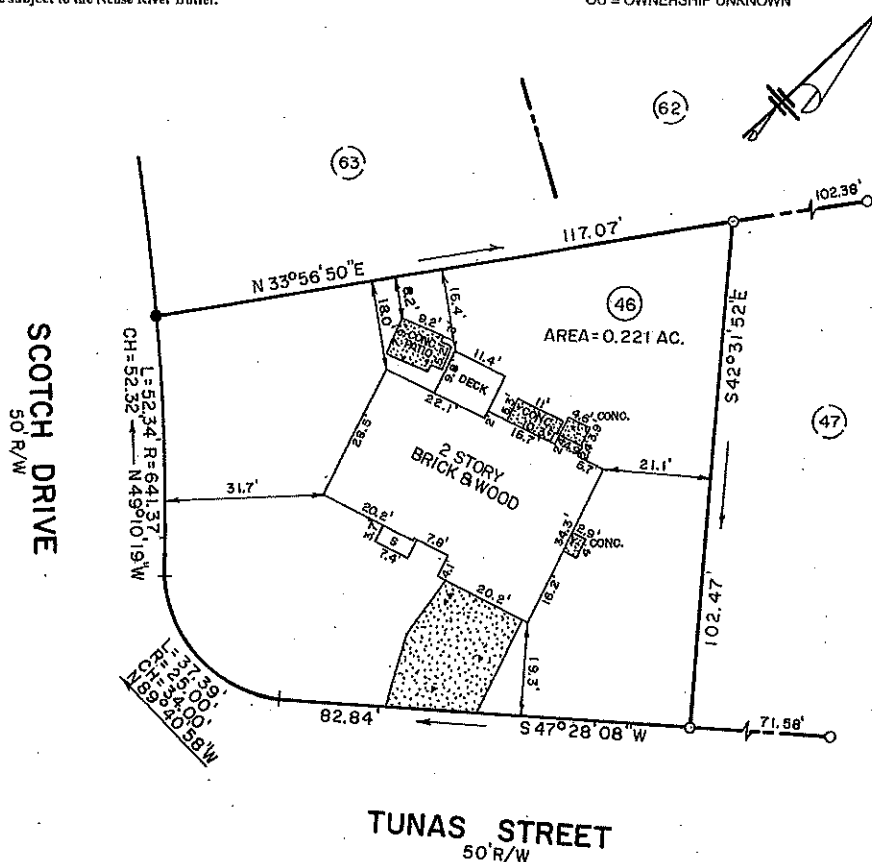
I declare that this survey complies with the North Carolina Standards of Practice for Surveying (section , 1600) for class A surveys and that the calculated ratio of precision before adjustments is 10,000+. Furthermore, building corners shown are primary control monumentation for the reestablishment of property corners in the absence of grid monuments and other subdivision property corners. This survey is not to be recorded without the written authorization of the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot to the person(s) shown on this map.

**, Professional Land Surveyor**

- Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.  
2) House ties are radial to property lines unless shown otherwise.  
3) Underground pipes not located with this survey.  
4) All areas are computed by coordinates.  
5) Flood plain statement attached separately, if requested, and not part of this survey.  
6) This property may be subject to the Meuse River Buffer.

**LEGEND:**

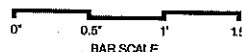
O = EXISTING IRON PIPE  
● = NEW IRON PIPE  
P = PORCH, S = STOOP, SH = SHED  
X-X = FENCE, R = RADIUS  
---●--- = CREEK (APPROX. LOCATION)  
-E- = OVERHEAD ELECTRIC LINE  
LP = LIGHT POLE, PP = POWER POLE  
PK = MASONRY NAIL, MH = MANHOLE  
LBS = LOCATION BY SCALE  
C = CHIMNEY, ■ = ELECT. TRANSFORMER  
L = ARC LENGTH, CH = CHORD LENGTH  
YI = YARD INLET, DI = DROP INLET  
D = DECK, FH = FIRE HYDRANT  
N/F = NOW OR FORMERLY  
DU = DESTINATION UNKNOWN  
OU = OWNERSHIP UNKNOWN



**SURVEY FOR**

EDWARD CONSTANTINE  
DEBORAH CONSTANTINE

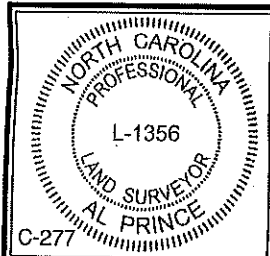
**WAKE COUNTY, NORTH CAROLINA**



DATE: 06 OCTOBER 2017

TOWNSHIP: WAKE FOREST

SCALE: 1" = 30'



**AL PRINCE & ASSOCIATES, P.A.**

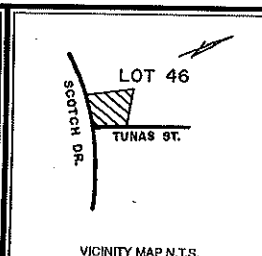
## ENGINEERS-SURVEYORS-PLANNERS

P.O. BOX 44, 27512-0044

209 NEW EDITION COURT

CARY, NORTH CAROLINA, 27511

PH. 919-467-3545 FAX 919-467-8607



Edward & Deborah Consantine  
3401 Tuna St, Raleigh, NC 27616-8730

**Proposed project:**

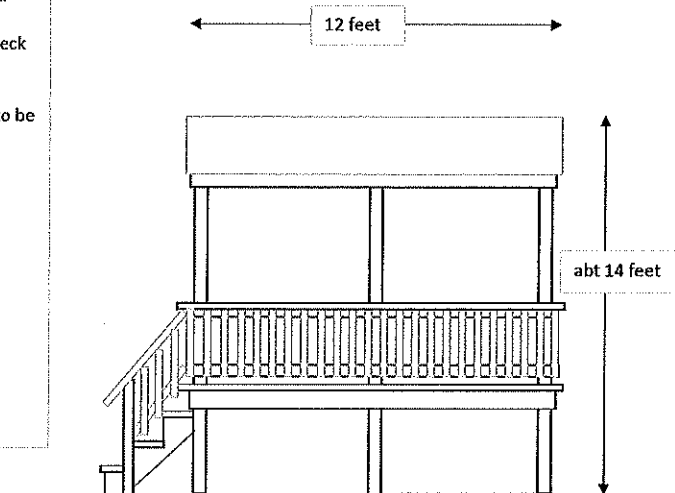
To screen in existing 10X12 deck.

All materials to match existing deck and house.

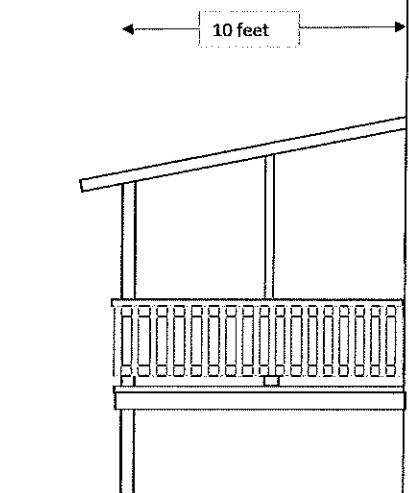
Such details as exact roof pitch to be determined by field conditions.

All specifications to be in compliance with local building codes.

View from back of house



View from side of house



✓ 1747059770  
CONSTANTINE, DEBORAH CONSTANTINE,  
EDWARD  
3401 TUNAS ST  
RALEIGH NC 27616-8730

✓ 1747057682  
BAIARDO, ANTHONY E BAIARDO, MELANIE  
K  
3416 SCOTCH DR  
RALEIGH NC 27616-8989

✓ 1747058548  
RENAISSANCE REAL ESTATE SERVICES  
LLC  
9008 ENFIELD CT  
RALEIGH NC 27615-1473

✓ 1747058765  
KINGSTON, JOHN H KINGSTON, BARBARA  
L  
3404 RED BAY DR  
RALEIGH NC 27616-8717

✓ 1747059458  
BEER, RYAN RENZE-BEER, KATIE A  
3428 SCOTCH DR  
RALEIGH NC 27616-8989

✓ 1747059503  
GOLUBCHAK, BORYS  
3424 SCOTCH DR  
RALEIGH NC 27616-8989

✓ 1747059800  
RODRIGUEZ, LISANDRA  
3408 RED BAY DR  
RALEIGH NC 27616-8717

✓ 1747059827  
MARTIN, ALYSIA  
3412 RED BAY DR  
RALEIGH NC 27616-8717

✓ 1747059982  
HAYES, DAVID L HAYES, JENNIFER R  
3416 RED BAY DR  
RALEIGH NC 27616-8717

✓ 1747150559  
LINCOLN, KENNETH R LINCOLN, JANIS P  
3400 TUNAS ST  
RALEIGH NC 27616-8729

✓ 1747150738  
MATUSZEWSKI, ROMAN MATUSZEWSKI,  
MALGORZATA  
711 BEDDINGFIELD DR  
KNIGHTDALE NC 27545-9253

✓ 1747151624  
ADDISON, JONATHAN D ADDISON,  
YVONNE G  
3404 TUNAS ST  
RALEIGH NC 27616-8729

✓ 1747151686  
NOBLE, JOHN B IV NOBLE, CYNTHIA H  
3408 TUNAS ST  
RALEIGH NC 27616-8729

✓ 1747151801  
HEMMINGER, LINDA M HEMMINGER, JOHN  
3409 TUNAS ST  
RALEIGH NC 27616-8730